

**PAPPAS
REALTY CO.**

**POWERS BROTHERS
COMMERCIAL REAL ESTATE TEAM**

**FOR SALE: Aria Nails (Business Only)
9081 State Route 14, Streetsboro, OH**

BUSINESS OPPORTUNITY FOR SALE

**TURN-KEY FULLY EQUIPPED NAIL SALON
ATTRACTIVE LEASE, MOVE-IN READY.**

Asking Price
\$189,000

Summary

Configuration: **4 Manicure Stations, 4 Pedicure Stations**

Monthly Rent: **\$2,200/mo**

Lease Expires: **January 2032**

Size: **Approx. 2,025 SF**

Utilities: **Tenant Pays Electric, Gas & Water**

Updates: **Approx. \$100,000 (2021) Including: State
Board-Approved Ventilation System (thru
2027) – New Plumbing, Electrical &
HVAC; New Lighting & Flooring**

Parking: **Dedicated on-site parking**

Traffic Counts: **Approx. 20,000 Vehicles/Day on State Route 14**



Rachael Brady

Sales Agent

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VALUE-ADDED OPPORTUNITIES



Aerial View of SR 14



Reason for Selling

Owner transitioning to booth rental



Priced on Asset and Lease Value

An opportunity for a hands-on owner-operator to grow the client base and revenue



Included in Sale

All Salon Equipment & Furnishings, Business Website, Active Paid SEO/Google Ad Presence



Growth Potential

Bonus Room with Sink — Additional Income Opportunity (Currently Photography Studio, Ideal for Lash/Esthetics Suite Rental or Expansion)



Staff & Transition

Seller available for transition support; continued staffing at new owner's discretion

SUMMARY

Aria Nails is a well-established, top-rated salon situated along a high-traffic stretch of State Route 14. Fully renovated in 2021, the space is truly turn-key — offered with all furnishings, equipment, and back-room stock included, along with a security system, phone system, TVs, and a coffee bar for both staff and clients. This is a rare opportunity to step into a fully operational, move-in-ready business in a proven location.

Full financials available to qualified buyers upon signed NDA.

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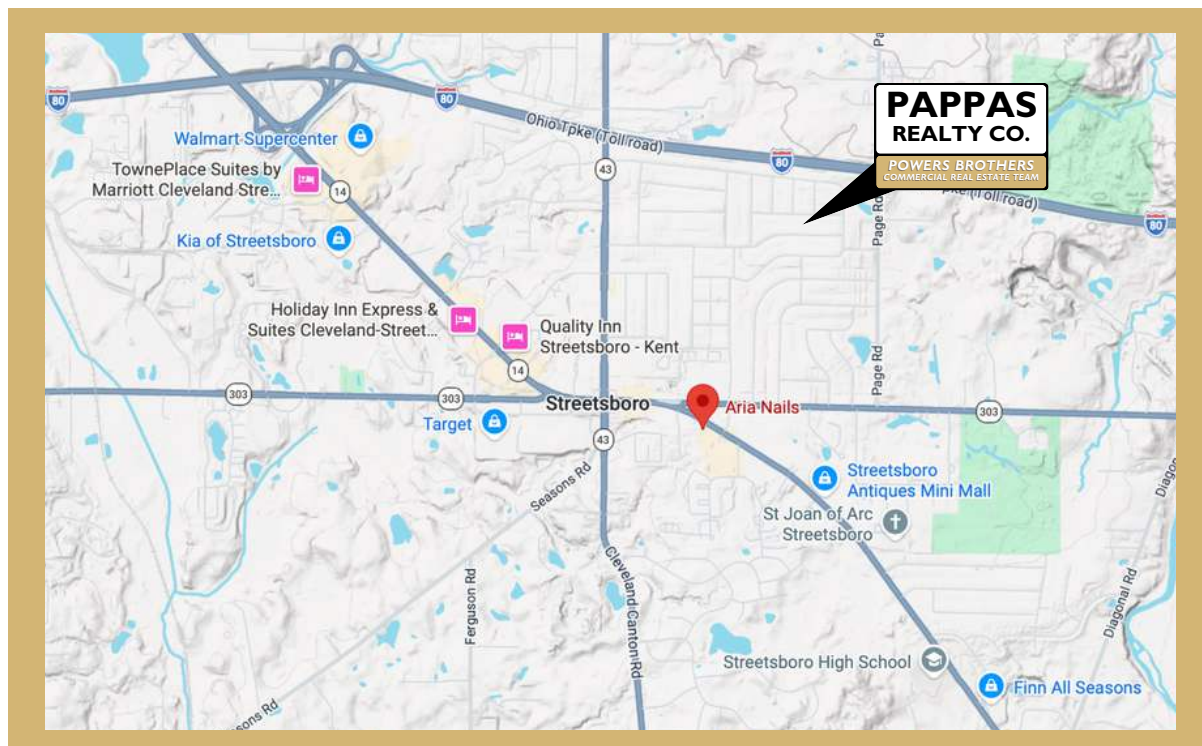
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Location

📍 9081 State Route 14, Streetsboro, OH

- Strategically located along State Route 14, one of Streetsboro's primary commercial corridors, with direct access to I-80 (Ohio Turnpike) and I-480 for regional draw from Cleveland and Akron.
- Positioned within a car-centric retail environment anchored by Walmart Supercenter, Target, Lowe's, The Home Depot, and Giant Eagle Supermarket, generating consistent drive-to traffic well-suited to an appointment-based service business.
- Situated in an area with average household income exceeding \$150,000 within a 5-mile radius, supporting strong discretionary spend on personal care services.
- Part of an actively reinvesting corridor, where the City of Streetsboro has recently backfilled vacant sites with Buckeye Quality Meats, Popeyes, Well Now Urgent Care, and Rita's Italian Ice, reflecting sustained commercial momentum.
- Within reach of a deep residential base, with approximately 50,000 residents within 5 miles and 3.5 million within 30 miles, as Streetsboro continues growing as a Cleveland-area bedroom community.



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Pictures



Front of Building



Side & Rear Building

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Pictures



Prime Location on SR 14



Ample on Site Parking



Rear Property Aerial View



SR 14 Aerial View

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Pictures



Spacious Salon Interior



Multiple Manicure Stations



Reception Desk



Welcoming Reception Area

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Pictures



Polish Display Area



Additional Service Room



Manager's Office



Supply & Storage Room

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List of Equipment

Main Room

- 4 manicure chairs
- 4 pedicure chairs
- 3 pedicure carts
- 4 pedicure stools
- 5 gel machines
- 3 drills and bits
- Chairs for all desks (clients and workers)
- Extra large reception desk with supplies
- Waiting area table and chairs
- 1,500 polishes (gel and regular, majority DND)
- 50" TV (mounted)
- Coffee nook with accessories
- Display nook for retail items
- Fridge
- Illuminated sign (inside, with name)
- Security system with two cameras
- Clover payment system + 1 year receipt tape
- Wall mirrors

Office

- Desk with filing cabinet
- Extra filing cabinet
- Printer
- Phone

Spa Room

- Complete wax system and accessories
- Wax table
- Massage table and sheets
- Sofa and relaxing pillows
- Blankets and blanket basket
- Sink and cabinet storage
- Wall-mounted storage cabinet
- Large mirror
- Ficus tree
- Waste baskets

Bathroom

- Storage/décor cabinet

Hallway / Utility Room

- Electric box
- Air and heat system
- Ventilation system
- Water heater
- Extra ventilation filters
- Salt (for snow)
- Shovel
- Ladder
- Step ladder

Dispensary/Supply

- Back-up polishes (popular colors)
- Multi storage racks
- Gems, stickers, foils, unicorn powders, specialty paints, chromes
- Seasonal décor and bins (per holiday)
- Towel rack and towels
- Washer and dryer
- Cleanup stand
- Papertowels, TP, Kleenex, alcohol wipes, cotton (backup)
- Gloves, files, acrylic, nail/feet service supplies (backup)
- Buffers, shoes, dividers, pumice (backup)
- Shark vacuum
- Wall-mounted storage
- Cleaning and laundry supplies
- Microwave and utensils
- Brooms and mop/bucket
- Utility tub
- Extension cords, misc fix-up supplies
- Nail tips
- Sanding bands

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